

## MEMORANDUM

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**DATE:** May 17, 2022

**TO:** Honorable Mayor and City Commissioners

**VIA:** James Slaton, City Manager

**FROM:** Jasmine Khammany, Senior Planner  
Mark J. Bennett, Development Services Director

**SUBJECT:** Hunt Club Grove North - Modification of a Residential Planned Development Project (PDP)  
PID: 283007-000000-033010, 283007-000000-032020, 283007-000000-032010, 283007-000000-041050, 283007-000000-041040, 283007-000000-041010, 283007-000000-031010, 283007-000000-034010, 283007-000000-034030, & 283007-000000-034040

**PUBLIC HEARING** – Requirements have been met.

**SYNOPSIS:** *Dave Schmitt Engineering, Inc, agent for owners, is requesting approval of City Commission, of a modification to a 600-lot single-family Residential PDP on approximately 130.38 acres of land just west of Hunt Brothers Road, and south of State Road 60.*

### RECOMMENDATION

The applicant requests approval of City Commission of a modification to a 600-lot single-family Preliminary Subdivision Plat and a Special Exception Use Permit for a Residential PDP, with conditions of approval.

### BACKGROUND

#### *General:*

The 130-acre vacant grove land is located just west of Hunt Brothers Road, south of State Road 60 and the East Gate Shopping Center (Rural King & Winn-Dixie). Portions of the subject properties were annexed into the City through petition by the owners on November 2, 2021. On October 26, 2021, the Planning Board made a recommendation to City Commission to approve a zoning of R-1C, and a future land use designation of LDR low-density residential at a maximum of 5 units per gross acre. The land use and

zoning amendments were approved by City Commission at second and final reading on March 1, 2022.

The proposed single-family subdivision is designed as a Planned Development Project, including requested Waivers of Strict Compliance. At a regular Planning & Zoning Board Meeting, on December 15, 2021, the Preliminary Subdivision Plat and Special Exception Use Permit for a 600-lot Residential PDP was recommended to City Commission for approval. On January 18, 2022, City Commission approved the Preliminary Subdivision Plat and Special Exception Use Permit for the 600-lot Residential PDP. This request is for the following modifications:

- 1) Total townhome units reduced from 152 units to 147 units due to increasing townhome widths from 20' wide to 22' wide for interior townhome units and 25' wide to 28.50' wide for exterior townhome units.
- 2) Approval of 40 lots adjacent to the centrally located neighborhood park where these 40 lots were accounted for in total unit count, but not shown on plans.
- 3) Approval of 2 lots in the minipark closest to 11<sup>th</sup> Street South where lots were accounted for in total unit count, but not shown on plans.
- 4) Reduction of open space from 36.5% to 29% where open space still exceeds the required 20%.
- 5) The central neighborhood park reduced from 17.49 acres to 13.31 acres and the other parks reduced from a total of 6.85 acres to 6.65 acres.

The standards, waivers of strict compliance, and conditions of approval set forth in the Staff Report dated January 18, 2022 still apply to the approval of the PDP modification. The density for the proposed Residential PDP has not changed and remains at 4.6 dwelling units per acre, or 600 homes. Maximum density allowed on the site is calculated at 5 units per gross acre, or 652 homes, under the Comprehensive Plan for LDR Low-Density Residential.

The standards for the single-family homes remain the same, however, the townhomes have adjusted standards for minimum street frontage and minimum lot width at building line to 22 feet for interior townhomes and 28.5 feet for exterior townhomes where the units were originally 20 feet wide and 25 feet wide.

#### *Roadways & Access:*

The modification to the PDP has not changed any egress or ingress for the site. Entrances are located on 11<sup>th</sup> Street South, Hamlin Street, and Hunt Brothers Road. The development is still required to improve Hamlin Street and extend Grove Avenue.

#### *Landscaping and Buffering:*

A landscape plan will be required at Site Development Plan submittal, and will be reviewed and approved by Staff after consultation with the City's horticulturist. The proposed buffer may be a wall or berm, and will be planted with shrubs, canopy trees, and understory trees.

Residential tree density requirements will be enforced at building permit issuance, pursuant to section 23-307.2.a.3: a minimum of two, two-inch caliper shade trees, minimum of eight feet at planting.

*Recreation:*

The central green space has been reduced from 17.5 acres to 13.31 acres. For comparison purposes, Kwianis Park is approximately 12 acres. This adjustment is due to the addition of 40 lots along two sides of the green space that were accounted for in total unit count, but not shown on plans. Additional active recreation space was reduced by 0.20 acres due to the addition of 2 lots in the easternmost mini-park that were accounted for in total unit count, but not shown on plans.

The additional condition to supply excess landscaping by 25% for open spaces still applies to the modification of the PDP and shall be reflected in the Landscaping Plan.

Open space for the site was reduced from 36.5% to 29% due to the modification, but still exceeds the minimum 20% required.

***Conditions of Approval:***

Staff and Planning and Zoning Board recommends conditions of approval as written in the January 18, 2022 Staff Report to City Commission, with two additional conditions:

- Right-of-way for Post Salter Road, measured 30 feet from centerline, shall be dedicated to the City.
- The two lots within the minipark closest to 11<sup>th</sup> Street South shall be relocated as determined by City Staff.

**OTHER OPTIONS**

Decline to recommend approval of the modified preliminary subdivision plat and PDP.

**FISCAL IMPACT**

Approval of the preliminary plat and PDP would enable the development of this property and the potential increase in property value. Specifically, estimating an average of

\$200,000 in taxable value per unit, it could potentially result in over \$89 million in taxable value, and generate \$812,364 in ad valorem taxes.

\*Adjusted values for potential homesteaded properties have not been factored into this estimate.

## **ATTACHMENTS**

The Hunt Club Grove at Lake Wales North Preliminary Development Plan, prepared by Dave Schmitt Engineering, dated February 18, 2022.

CC MEMO Hunt Club Grove North PDP dated January 18, 2022